

**Grantee: Tucson, AZ**

**Grant: B-08-MN-04-0507**

**January 1, 2011 thru March 31, 2011 Performance Report**

---



**Grant Number:**

B-08-MN-04-0507

**Obligation Date:****Award Date:****Grantee Name:**

Tucson, AZ

**Contract End Date:**

03/25/2013

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$7,286,911.00

**Grant Status:**

Active

**QPR Contact:**

Michael Czechowski

**Estimated PI/RL Funds:**

\$1,073,969.15

**Total Budget:**

\$8,360,880.15

**Disasters:****Declaration Number**

No Disasters Found

**Narratives****Areas of Greatest Need:**

Funds have been targeted in census tracts that have been designated as those with high foreclosure rates.

**Distribution and and Uses of Funds:**

The City of Tucson will spend 27.7% of the grant fund meeting the 25% set aside requirement, assisting families earning less than 50% of area median income in the designated target areas.

\$720,000 of the administration funds have been fully obligated.

The balance of the grant has been to purchase foreclosed homes to be sold under a Land Trust model to individuals/families who earn between 50 and 65% of area median income.

**Definitions and Descriptions:****Low Income Targeting:**

The City of Tucson will purchase 16 homes to be used as permanent rentals to families earning less than 50% of area median income.

**Acquisition and Relocation:****Public Comment:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$7,355,546.72

**Total Budget**

\$0.00

\$7,355,546.72

**Total Obligated**

\$0.00

\$7,286,911.00

**Total Funds Drawdown**

\$98,712.85

\$6,953,191.62

**Program Funds Drawdown**

\$83,461.45

\$6,914,406.67



Program Income Drawdown	\$15,251.40	\$38,784.95
Program Income Received	\$163,401.88	\$201,122.13
Total Funds Expended	\$87,931.65	\$6,980,510.11
Match Contributed	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,093,036.65	\$0.00
Limit on Admin/Planning	\$728,691.10	\$386,697.42
Limit on State Admin	\$0.00	\$386,697.42

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,821,727.75	\$2,042,363.51

## Overall Progress Narrative:

Sold second home with Pima County Community Land Trust and completed rehab of final home to be sold with Pima County Community Land Trust. Now actively marketing homes for resale. All rental homes for 25% set-aside are occupied with households below 50% AMI. We are actively looking to purchase more homes using program income, in the original target areas for households with income between 50 and 80% AMI.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition General	\$1,896.44	\$6,566,911.00	\$6,532,876.29
0002, NSP Rehabilitation Rental	\$0.00	\$0.00	\$0.00
0004, NSP Rehabilitation Resale	\$0.00	\$0.00	\$0.00
0005, NSP Disposition	\$0.00	\$0.00	\$0.00
0006, NSP Administration	\$81,565.01	\$720,000.00	\$381,530.38

## Activities

**Grantee Activity Number:** 9123

**Activity Title:** NSP Administration

**Activity Category:**

Administration

**Project Number:**

0006

**Projected Start Date:**

03/23/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Planned

**Project Title:**

NSP Administration

**Projected End Date:**

04/15/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Tucson

**Overall**

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2011**

N/A

**To Date**

\$925,685.63

**Total Budget**

\$0.00

\$925,685.63

**Total Obligated**

\$0.00

\$720,000.00

**Total Funds Drawdown**

\$82,960.02

\$386,697.42

**Program Funds Drawdown**

\$81,565.01

\$381,530.38

**Program Income Drawdown**

\$1,395.01

\$5,167.04

**Program Income Received**

\$4,337.57

\$8,109.60

**Total Funds Expended**

\$76,029.89

\$413,291.35

City of Tucson

\$76,029.89

\$413,291.35

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Administration of NSP for Tucson, Arizona

**Location Description:**

Tucson, Arizona.

**Activity Progress Narrative:**

Total Administrative Expenditures for this quarter is \$76,029.89. Total Program Income reported and used is \$2,942.56.

## Accomplishments Performance Measures

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>9535</b>
<b>Activity Title:</b>	<b>Acq/Rehab</b>

**Activity Category:**

Disposition

**Project Number:**

0001

**Projected Start Date:**

03/23/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition General

**Projected End Date:**

04/15/2010

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Tucson

**Overall**
**Total Projected Budget from All Sources**
**Jan 1 thru Mar 31, 2011**

N/A

**To Date**

\$2,556,577.58

**Total Budget**

\$0.00

\$2,556,577.58

**Total Obligated**

\$0.00

\$2,040,730.00

**Total Funds Drawdown**

\$1,896.44

\$2,041,243.51

**Program Funds Drawdown**

\$1,896.44

\$2,040,081.53

**Program Income Drawdown**

\$0.00

\$1,161.98

**Program Income Received**

\$0.00

\$1,161.98

**Total Funds Expended**

\$1,969.04

\$2,041,368.15

City of Tucson

\$1,969.04

\$2,041,368.15

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Acquisition and rehabilitation of 17 foreclosed properties under the NSP for use as permanent rentals for client households that earn under 50% AMI.

These properties will be managed by the City of Tucson EI Portal program. While still owned by the City of Tucson, an outside agency manages the homes. All new leases of these 17 homes will be to households below 50% AMI.

**Location Description:**

Tucson, Arizona

**Activity Progress Narrative:**

Total expenditures for this quarter is \$1,969.04. No Program Income was received or used for this activity. This activity will have no further transactions.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	19/17
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>

# of Housing Units	0	17/17
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	17/17

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/17	0/0	0/17	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	17/17	0/0	17/17	100.00
# Renter Households	0	0	0	17/17	0/0	17/17	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>9536</b>
<b>Activity Title:</b>	<b>NSP Rehabilitation Rental</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0002

**Projected Start Date:**

03/23/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Cancelled

**Project Title:**

NSP Rehabilitation Rental

**Projected End Date:**

04/15/2010

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Tucson

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
 <b>Match Contributed</b>	 \$0.00	 \$0.00

**Activity Description:**

Rehabilitate 10 dwelling units purchased from NSP funds to be used as rental units for households that earn under 50% AMI.  
update: rehab zeroed out moved to Acquisition line

**Location Description:**

Tucson, Arizona

**Activity Progress Narrative:**
**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/0
<b># of Singlefamily Units</b>	0	0/0





## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>9537</b>
<b>Activity Title:</b>	<b>Acq/Rehab</b>

**Activity Category:**

Disposition

**Project Number:**

0001

**Projected Start Date:**

03/23/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition General

**Projected End Date:**

04/15/2010

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Tucson

**Overall**
**Total Projected Budget from All Sources**
**Jan 1 thru Mar 31, 2011**

N/A

**To Date**

\$5,861,504.06

**Total Budget**

\$0.00

\$5,861,504.06

**Total Obligated**

\$0.00

\$4,526,181.00

**Total Funds Drawdown**

\$13,856.39

\$4,525,250.69

**Program Funds Drawdown**

\$0.00

\$4,492,794.76

**Program Income Drawdown**

\$13,856.39

\$32,455.93

**Program Income Received**

\$159,064.31

\$191,850.55

**Total Funds Expended**

\$9,932.72

\$4,525,850.61

City of Tucson

\$9,932.72

\$4,525,850.61

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Acquisition, rehabilitation and disposition of 37 foreclosed homes for resale to client households earning under 65% AMI through the Pima County Community Land Trust. The Land Trust will have a Inad lease on these homes for 99 years, automatically renewable for an additional 99 years, that will maintain long-term affordability. The owners may not convey the home without Pima County Community Land Trust involvement and may only receive 25% of equity, if any, in addition to full return of their investment, if proceeds from a future sale allow.

**Location Description:**

Tucson Arizona

**Activity Progress Narrative:**

Closed on second home with Pima County Community Land Trust. Compass Bank was the lender. Currenly have several more homes in escrow.

Total Expenditures for the quarter is \$9,932.72. Total PI received was \$159,064.31 and \$9,932.72 was used.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	22/37

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/37
# of Singlefamily Units	1	2/37

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/37	1/0	2/37	100.00
# Owner Households	1	0	1	1/37	1/0	2/37	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
2971 S. Pantano Edge	Tucson	NA	NA	85730	Not Validated / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	